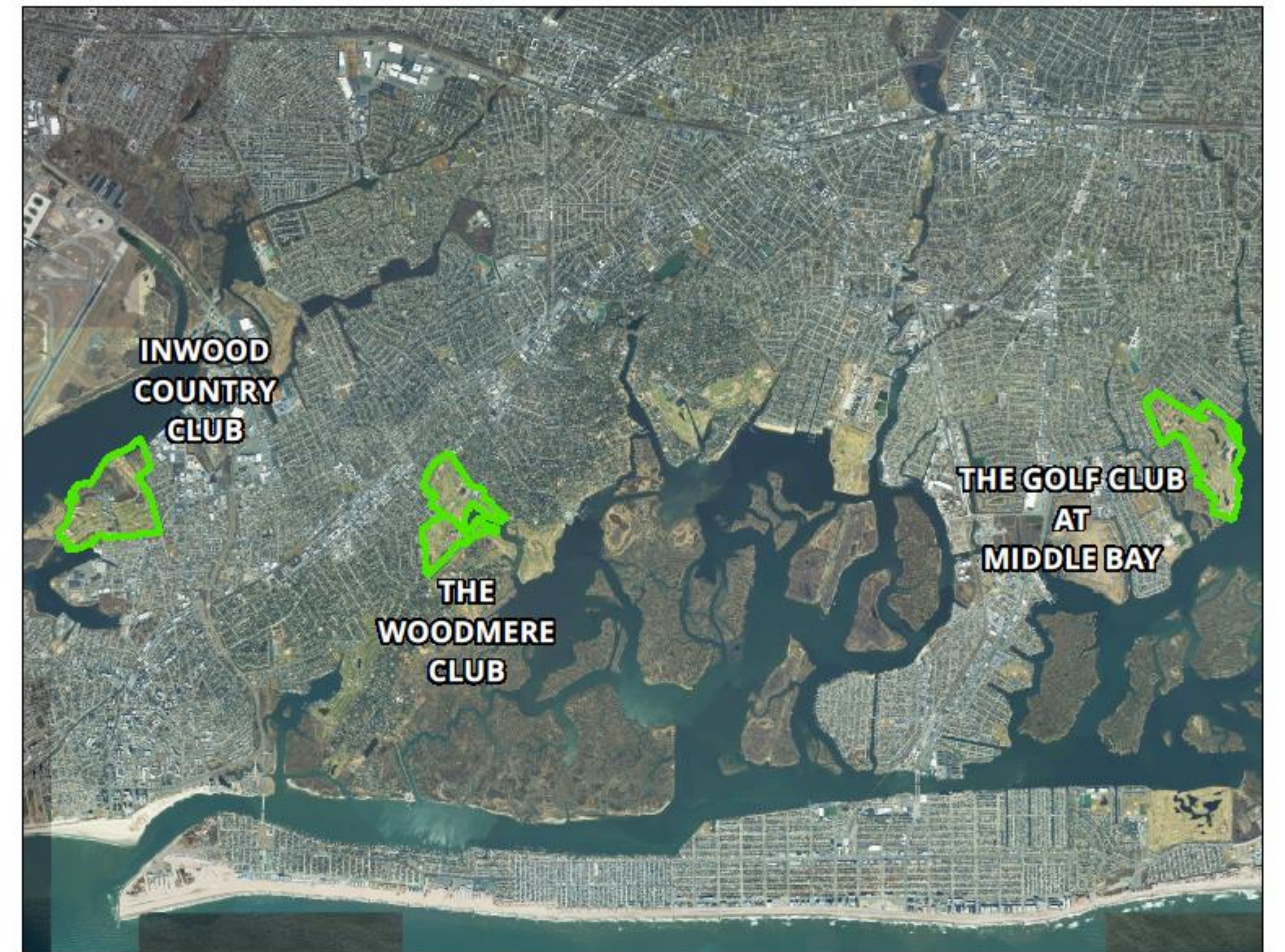


Presentation on:

# PROPOSED GOLF COURSE COASTAL RESIDENCE DISTRICT

MAY 7, 2018





# INTRODUCTION

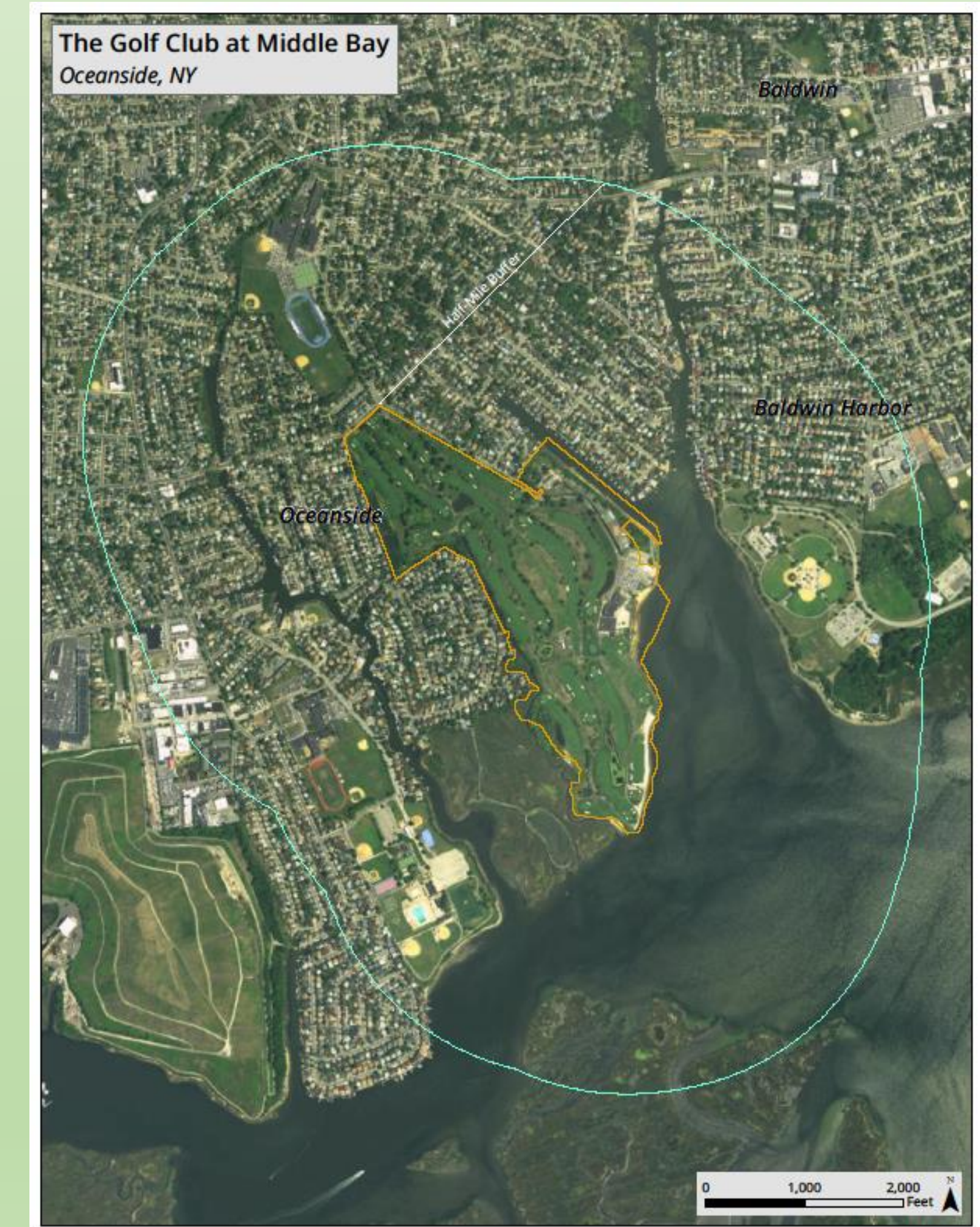
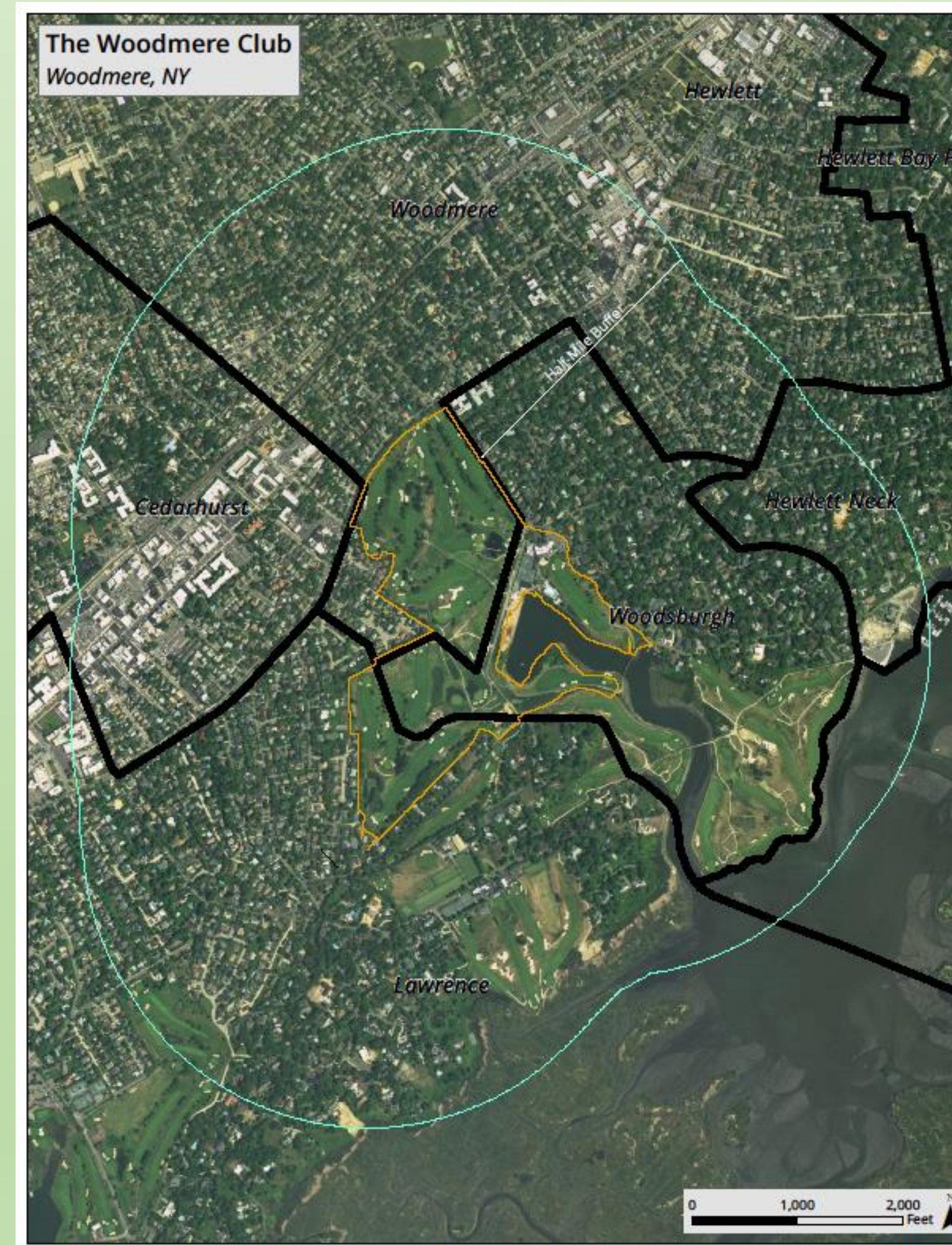
## Town Moratorium – Adopted November 15, 2016

- Background and Context
- Purpose

### 1. Legislative Intent

The Town Board is greatly concerned that area character and property values be preserved, enhanced and protected for the benefit of Town residents, both within incorporated villages and in the unincorporated areas of the Town.

Excerpt from Moratorium Resolution – November 15, 2016

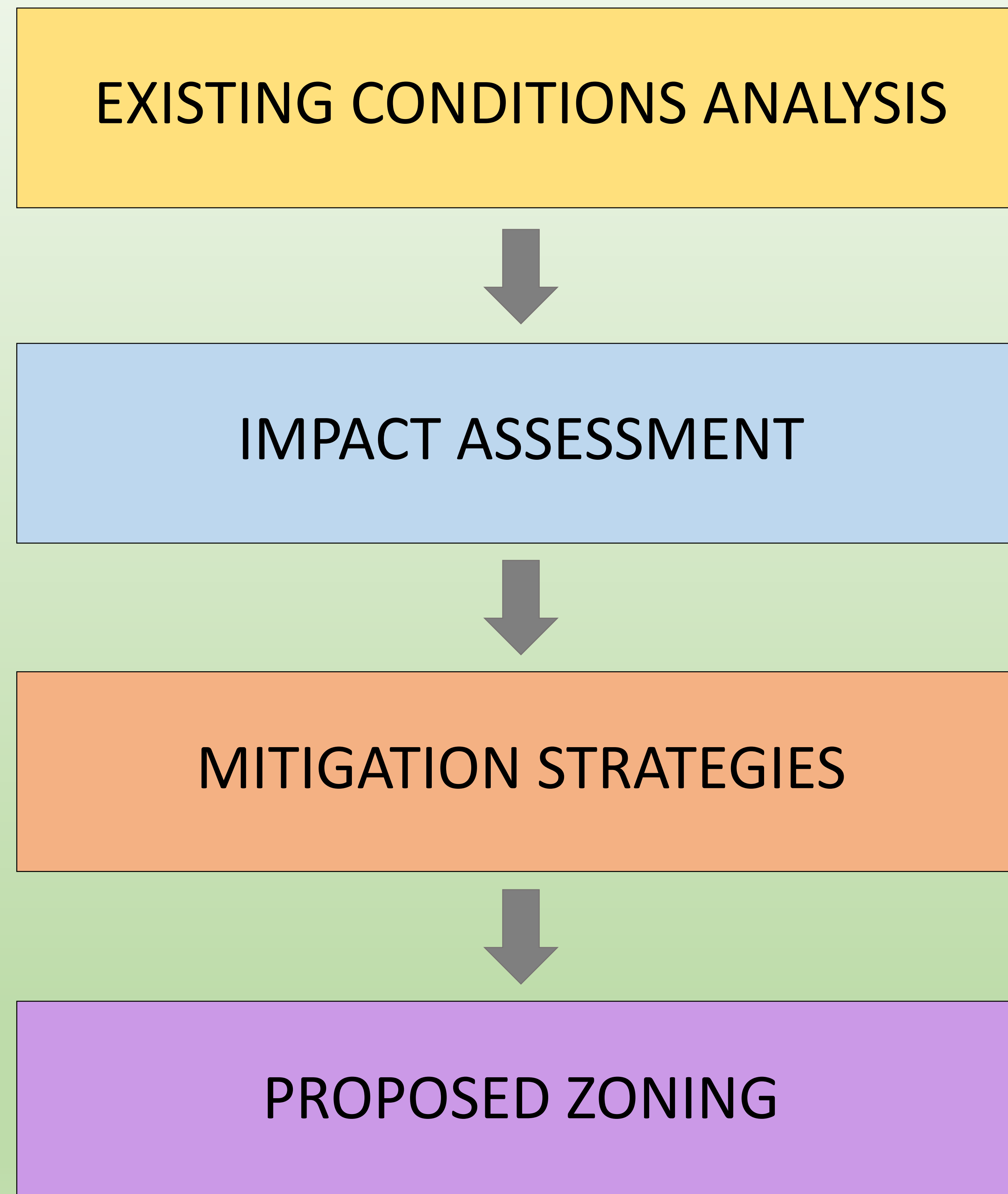


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COASTAL RESIDENCE DISTRICT





# STUDY METHODOLOGY



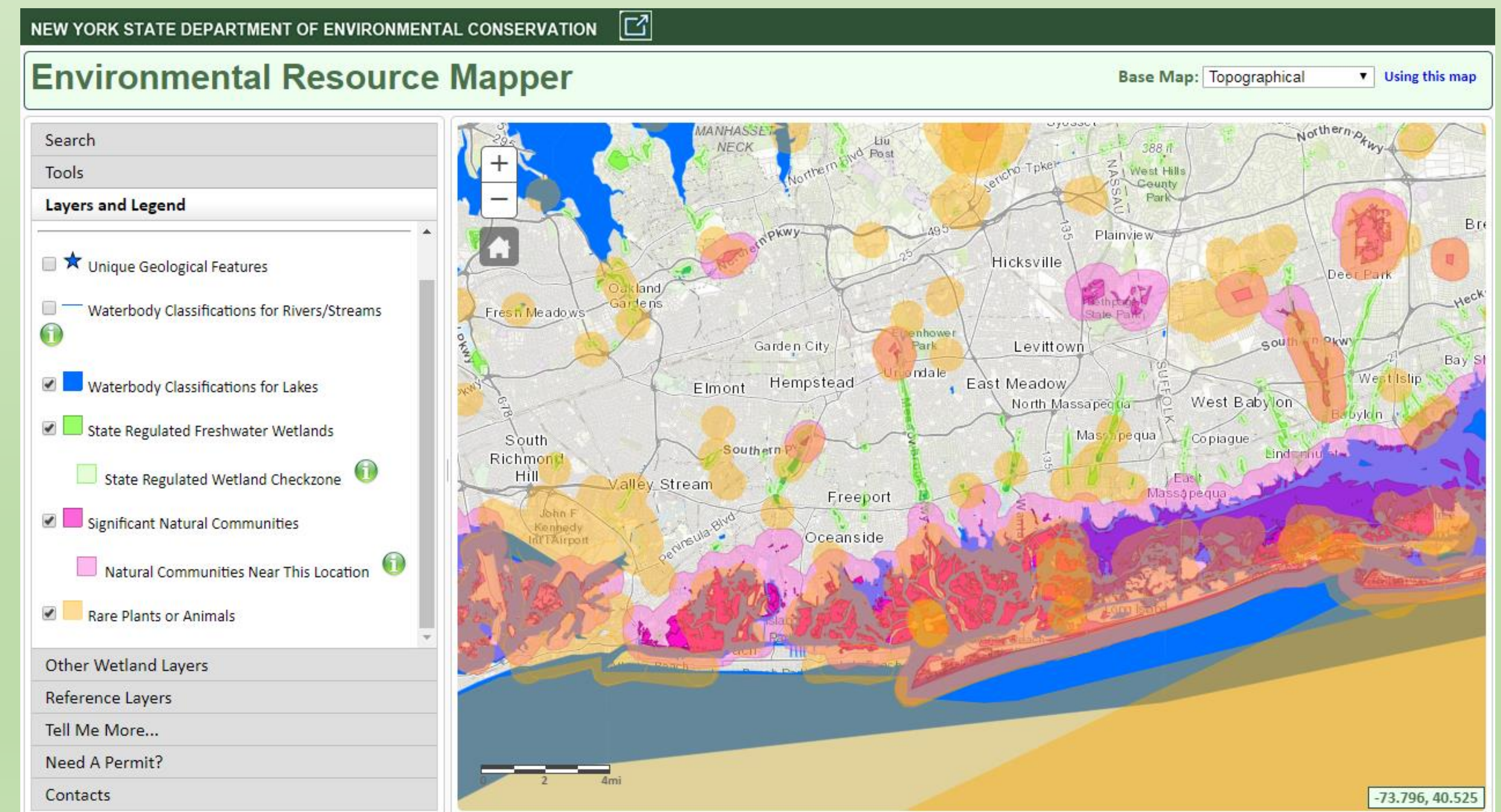
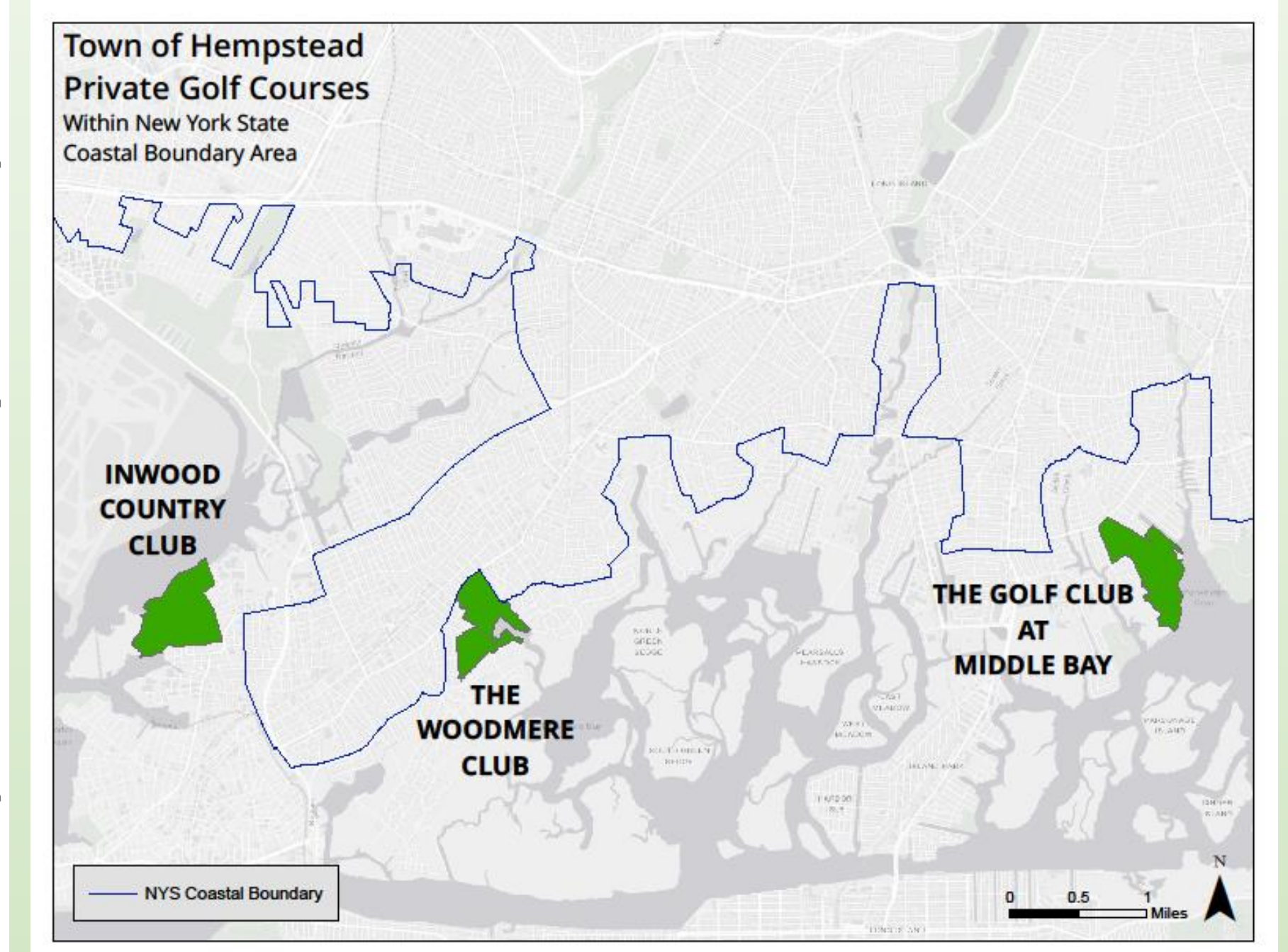
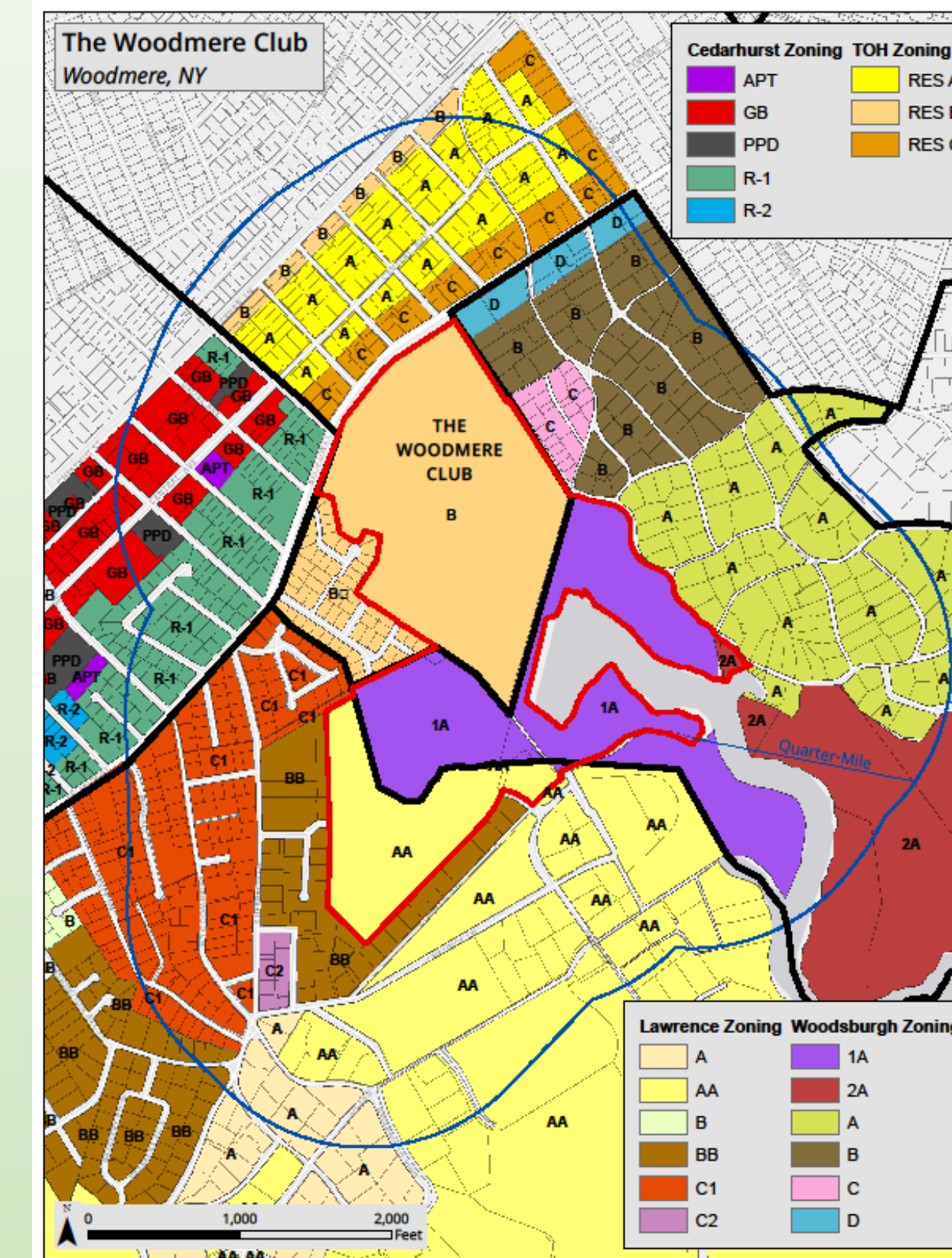
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# EXISTING CONDITIONS ANALYSIS

- Preliminary review of:
  - Existing zoning including density and lot/bulk regulations
  - Environmental, Cultural & Physical settings
    - NYSDEC Resource Mapper
    - FEMA/Storm Surge Mapping
    - NYS Coastal Boundary Map
    - NYS SHPO – Cultural Resources
  - Focus study on coastal golf courses – Inwood Country Club, The Woodmere Club and the Golf Club at Middle Bay

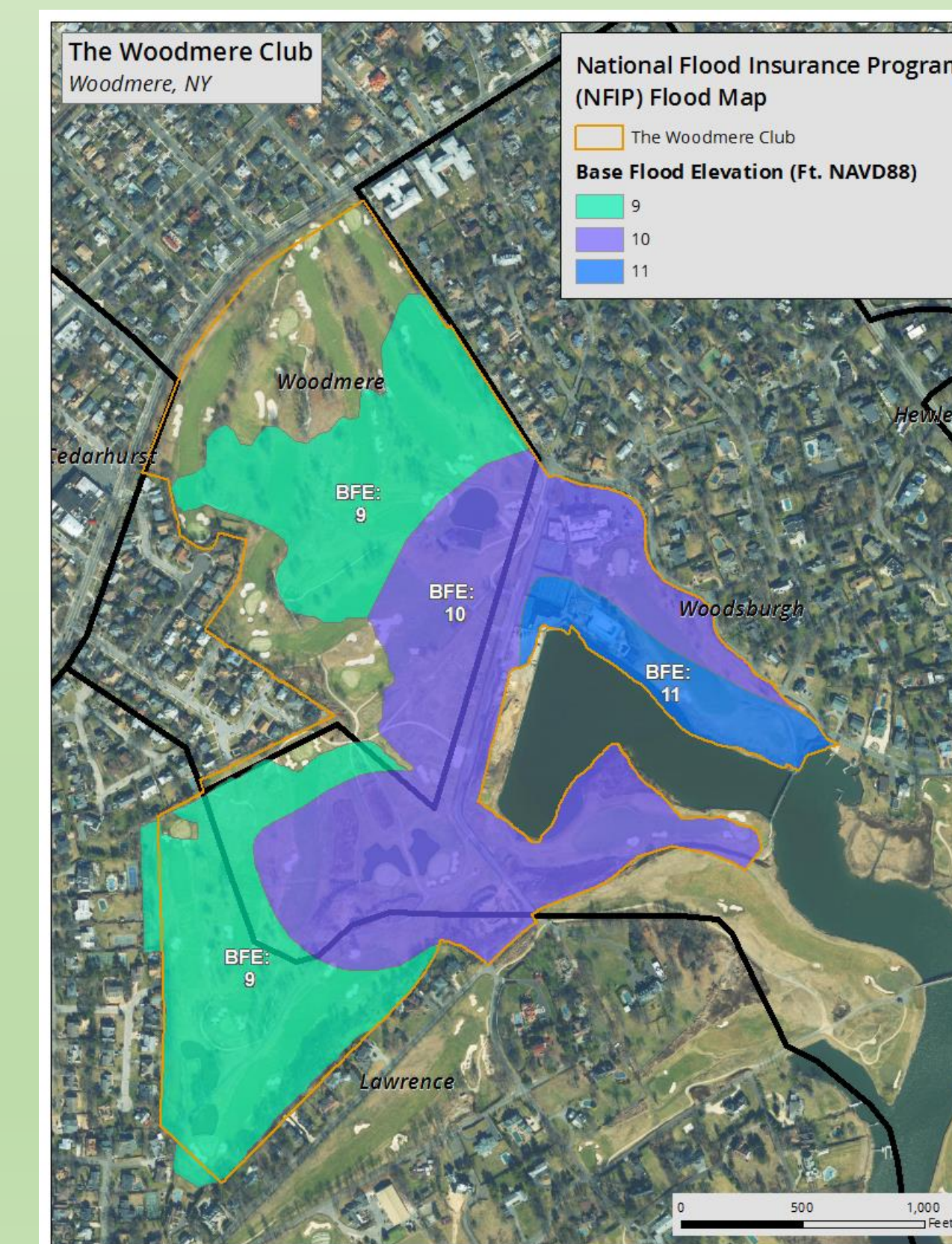
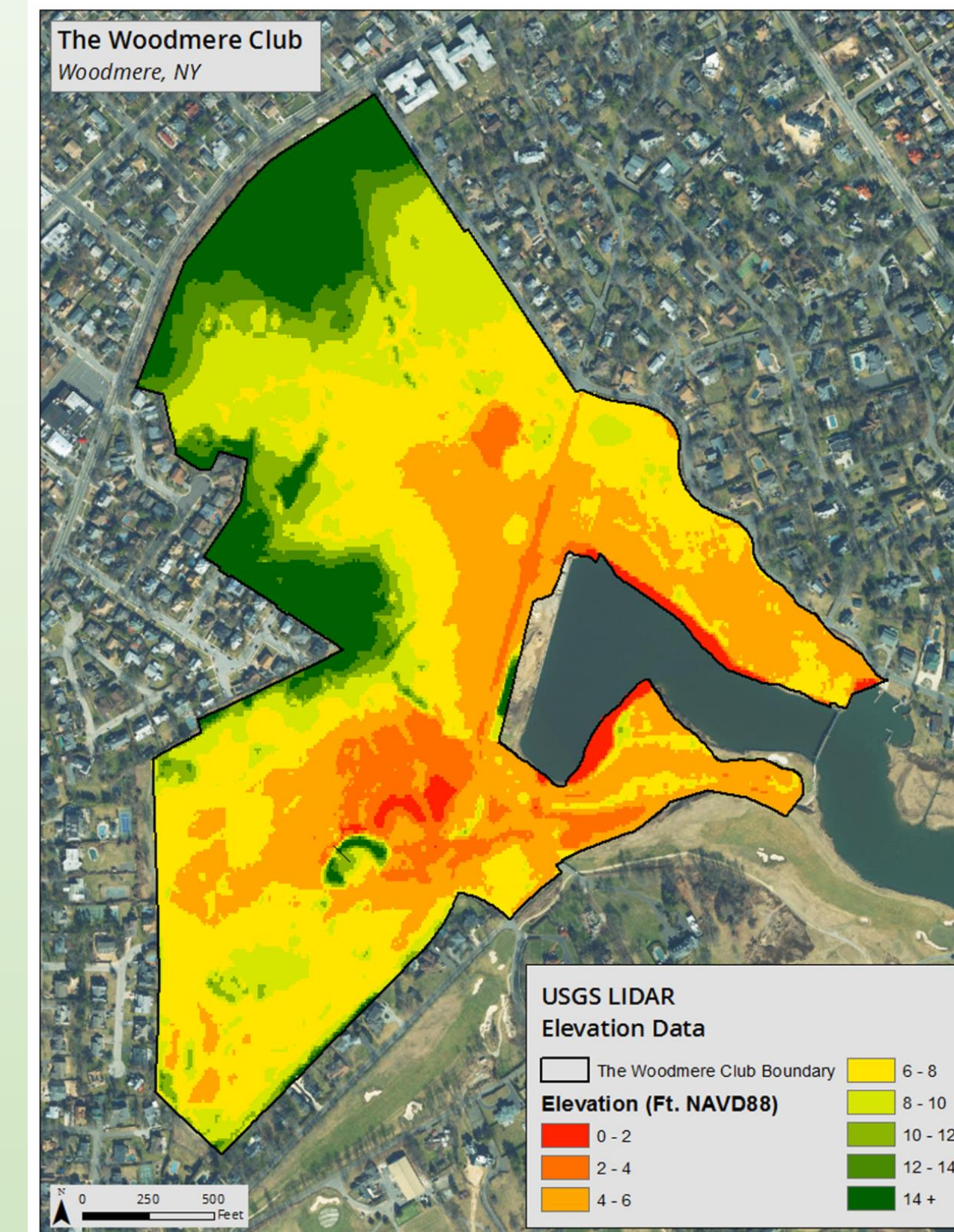


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# Impact Assessment

- Concurrent Analysis of:
  - Property Conversion/Build-out  
(e.g., how many building lots could potentially be developed?)
  - Potential Environmental Impacts
    - Tidal Wetlands
    - Storm Surge and Flooding
    - Sea Level Rise at existing low-lying properties
    - Ecology
    - Cultural Resources
    - Traffic
    - Real Estate Values & Taxes
    - Community Services (Schools, Police/Fire/EMS, Water/Waste Water, Solid Waste)
    - Visual Resources



PROPOSED GOLF COURSE  
COASTAL RESIDENCE DISTRICT



# Impact Assessment

## Summary of Potential Significant Adverse Impacts:

- Tidal Wetland Degradation
- Storm water runoff from increase in impervious cover
- Reduction of natural habitat areas
- Traffic increase on local road network
- Cost of Municipal & School District Services
- Real Estate Values
- Visual Aesthetics/Community Character and Real Estate Values

Calculated Development Yields (Existing Residence B Zoning)

Course	Total Acres	40,000 sf Lots	20,000 sf Lots**	6,000 sf Lots	Total Lots
Golf Club at Middle Bay	148.0	0	96	333	429
Inwood Country Club	165.8	0	100	249	349
Woodmere Club*	55.0	0	0	244	244
Woodmere Club (Villages)	63.4	41	0	0	41
Total	432.2	41	196	826	1,063

285

\*Land within the Town of Hempstead

\*\* Land area regulated by NYS DEC requiring 20,000 sf lot size





# Mitigation Strategies

- Identifying Mitigating Measures:
  - Community Character (Density, landscape aesthetic, house sizes, street corridor aesthetics)
  - Reducing Impervious Coverage
  - Green Infrastructure
  - Protection of tidal wetlands, existing vegetation and habitat
  - Reducing trip generation and impact on local road network
  - Tax positive “build-out” scenario

## Comparative Illustration



Precedent Photo of 6,000 sf Residential Development



Precedent Photo of 20,000 sf Residential Development



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COASTAL RESIDENCE DISTRICT





# Mitigation Strategies

- Summary of Key Recommendations:
  - Match density of lot sizes where directly abutting incorporated village (e.g. – 40,000 sf lots adjacent to Lawrence and Woodsburgh)
  - Establish 20,000 sf minimum lot size in all other areas of coastal private golf courses
  - Incorporate similar size and scale house size/bulk parameters to neighboring incorporated villages
  - Establish landscape conservation buffers
  - Incorporate green infrastructure requirements

Comparative Density Exhibit: The Woodmere Club

Course	Total Acres	Total Lots: Current Zoning	40,000 sf Lots: Proposed Zoning	20,000 sf Lots: Proposed Zoning	Total Lots: Proposed Zoning
Woodmere Club (TOH)	55.0	244	8	69	77
Woodmere Club (Villages)	63.4	41	41	0	41

Comparative Illustration of Representative Subdivision Layout



The Woodmere Club:  
Existing Zoning  
(6,000 sf Lots)



The Woodmere Club:  
Proposed Zoning  
(20,000 & 40,000 sf Lots)





# Proposed Golf Course Coastal Residence District

- Density – 20,000 sf minimum & 40,000 sf minimum adjacent to village boundary
- Bulk Regulations
  - Maximum Building Area\* – 17.5% for 20,000 sf lots
  - Maximum Building Area\* – 12% for 40,000 sf lots
  - Maximum Lot Coverage – 35% for 20,000 sf lots
  - Maximum Lot Coverage – 25% for 40,000 sf lots

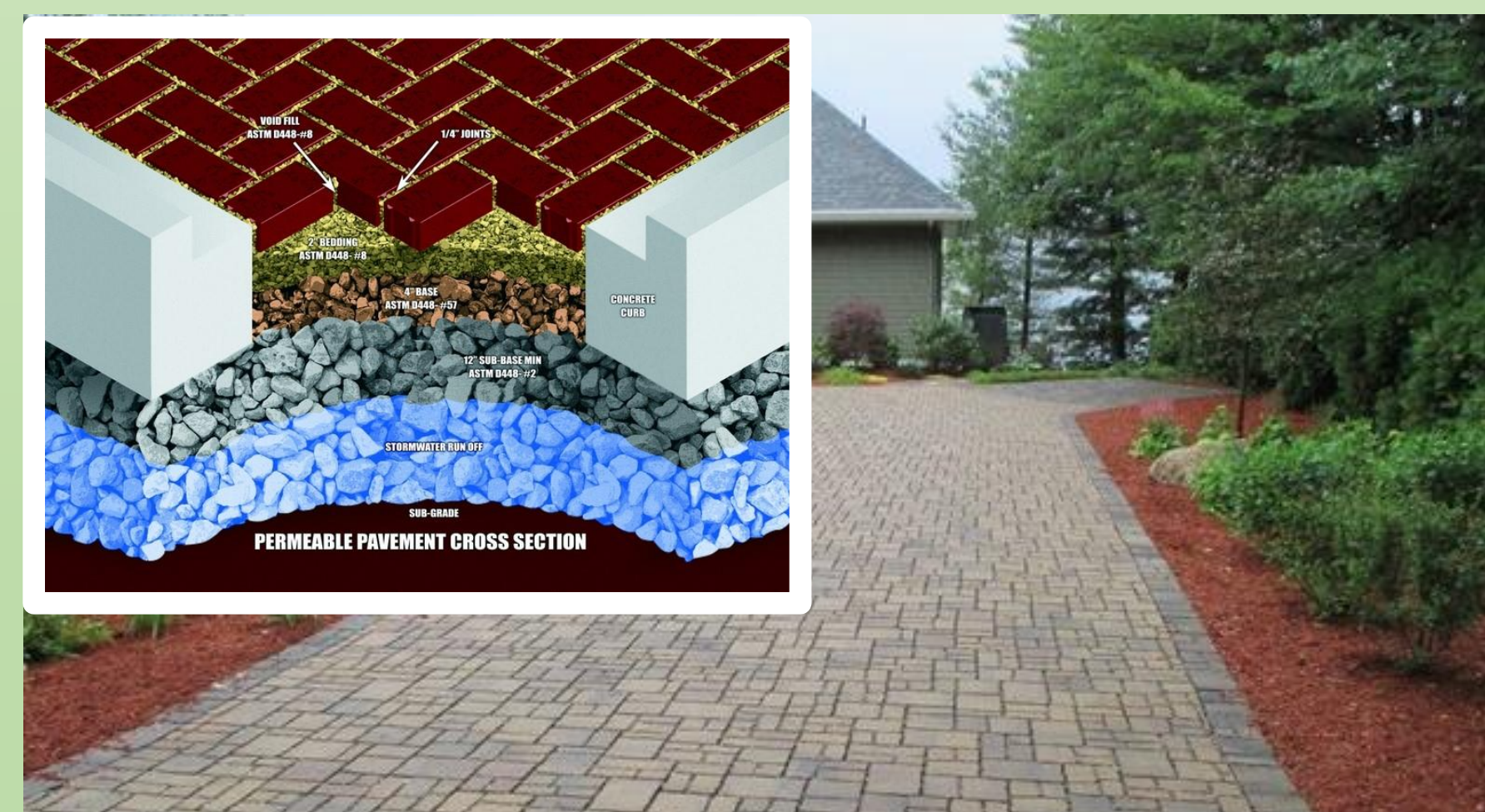
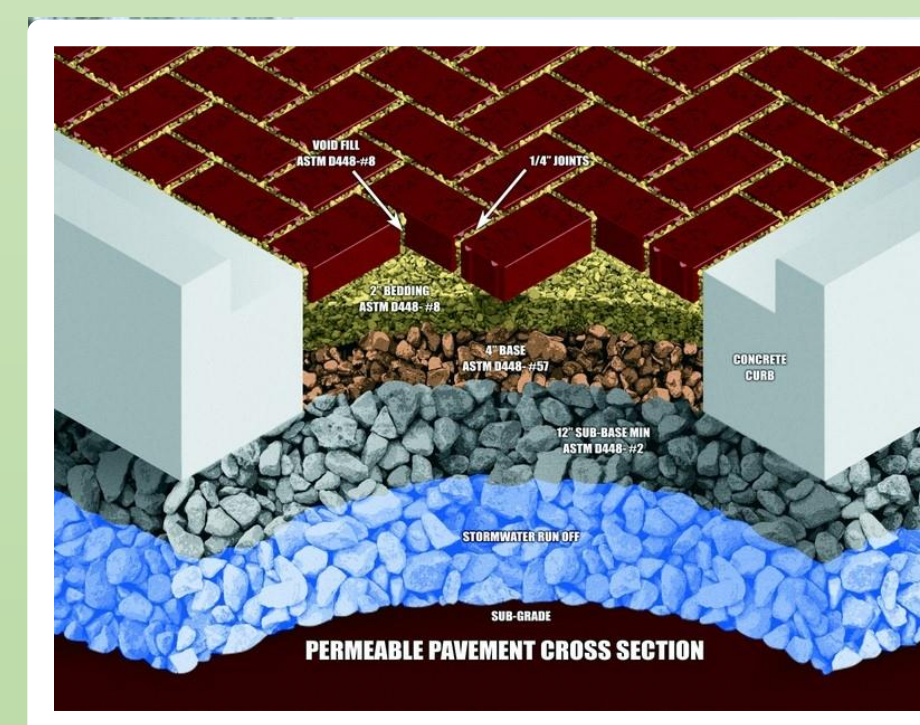
\*Residences in Flood Hazard Zones are regulated by height restrictions set forth in Article XXXIV.

- Sustainable Green Infrastructure
  - Lot Coverage/Permeable Pavement
  - Irrigation/Water Usage

- 50 foot Landscape Conservation Buffer



Precedent Photo of 20,000 sf Residential Development



Precedent Photo: Permeable Pavers



Precedent Photo: Smart Irrigation



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